



City of Boston
Board of Appeal

HEARING MINUTES

Tuesday, March 10, 2020

BOARD OF APPEALS

Room 801

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF HEARING MINUTES:

February 4, 2020 - Upon a Motion and second, the Board voted unanimously to approve the February 4, 2020 Hearing Minutes.

EXTENSION: 9:30 a.m

Case: BOA-768729 Address: 79-89 West Broadway Ward 6 Applicant: Moawed Properties LLC (by Kevin Kerr, Esq)

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension. Board Member Deveau was not present for the hearing of this request and did not vote.

Case: BOA-746305 Address: 4-8 Tileston Street Ward 6 Applicant: David O'Sullivan

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension. Board Member Deveau was not present for the hearing of this request and did not vote.

Case: BOA-675434 Address: 211 Green Street Ward 11 Applicant: Michael P. Ross, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request to extend the relief granted to May 26, 2021.

Case: BOA-993940 Address: 60-66 Cambridge Street Ward 2 Applicant: Thomas Miller

Discussion: The applicant requested an extension of the time for the written decision granting zoning relief to be signed by the Board and filed with the Inspectional Services Department.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a 90 day extension.

BOARD FINAL ARBITER: 9:30 a.m

Case: BOA-667111 Address: 151 Liverpool Street Ward 1 Applicant: City Point Liverpool, LLC (By Anthony L. Leccese, Esq

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board for the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request.

GCOD: 9:30 a.m

Case: BOA-1044504 Address: 288-298 Tremont Street Ward 3 Applicant: 288 Tremont Street Partners LLC

Article(s): 32(32-9)

Purpose: Parcel P12C - New construction of a 30 story Mixed-Use development of approximately 426,500 square feet. Building will consist of 168 Residential Units which are 100% income-restricted, a new Hotel with up to 200 Rooms, and a Parking Garage for 340 Off-Street Vehicles. On the Ground Floor will be a Retail space, and approximately 10,000 square feet of Community space.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval and Fortune seconded and the Board voted unanimously to approve the applicant's request. Chair Araujo recused herself from hearing of the appeal.

HEARING: 9:30 a.m.

Case: BOA-1025786 Address: 75-115 Bremen Street Ward 1 Applicant: East Boston Neighborhood Health Center

Article(s): 9(9-2) 7(7-4)

Purpose: Discontinuation of 83 Ancillary Parking for 20 Maverick Square under Doc#10-0833 and 10 Gove Street under Doc#273-97. See ALT1014148 and ALT1014150.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1025793 **Address:** 10 Gove Street **Ward 1 Applicant:** East Boston Neighborhood Health Center

Article(s): 7(7-4) 9(9-2) 53(53-56)

Purpose: Allow for discontinuation of remote off street parking at 75-115 Bremen Street, 151-163 Orleans Street, and 164 Orleans Street. - please see doc#273/1997 and ALT12762/2010. Reference U491014097, U491014099, and U491014100.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1025808 **Address:** 20-30 Maverick Square **Ward 1 Applicant:** East Boston Neighborhood Health Center

Article(s): 9(9-2) 7(7-4) 53(53-56)

Purpose: Allow for discontinuation of remote off street parking at 75-115 Bremen Street. - please refer to permit #10-0833 and ALT157406. See U491014100. *Reduction in Ancillary parking consisting of 83 motor vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1025782 **Address:** 147-149 Orleans Street **Ward 1 Applicant:** East Boston Neighborhood Health Center

Article(s): 7(7-4) 9(9-2) 53(53-56)

Purpose: Discontinuation of 8 Ancillary Parking spaces for 10 Gove Street under Doc#273-97. See ALT1014150.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1025791 **Address:** 164 Orleans Street **Ward 1 Applicant:** East Boston Neighborhood Health Center

Article(s): 9(9-2) 7(7-4) 53(53-56)

Purpose: Discontinuation of 65 Ancillary Parking for 10 Gove Street under Doc#273-97. See ALT1014150.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1043442 **Address:** 79 Paris Street **Ward 1 Applicant:** East Boston Neighborhood Health Center

Article(s): 53(53-11: Ancillary use for 10 Gove Street conditional & Ancillary use for 20 Maverick Street conditional) 9(9-2) 7(7-4)

Purpose: No construction planned. Designate existing parking use as ancillary to 10 Gove Street and Maverick Square - to park 19 motor vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reduce and reconfigure parking by discontinuing ancillary and remote parking uses and designating existing parking as ancillary.

Board Members asked if the parking was for health center use and the total number of parking spaces to be reduced.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1043407 **Address:** 132 Marginal Street **Ward 1 Applicant:** Angelo Scippa
Article(s): 53(53-8) 53(53-9): Lot area for the add'l units is insufficient, Floor area ratio is excessive, Required height is excessive (stories), Required height is excessive (ft), Required front yard setback is insufficient, Required side yard setback is insufficient, Required rear yard setback is insufficient & Usable open space is insufficient) 53(53-56) 53(53-53-57) 27T(27T-5)

Purpose: Combine parcel 0104590000 of 2813 sf with parcel 0104591000 of 2813sf to create new lot of 5626 sf to be known as 132 Marginal Street and erect a new 6 Unit apartment building with two units per floor.

Discussion: At the applicant's request, the matter was deferred to the April 7, 2020 Hearing.

Case: BOA-1029221 **Address:** 837 Saratoga Street **Ward 1 Applicant:** 22 Jerome Street, LLC
Article(s): 10(10-1) 53(53-8) 53(53-8) 53(53-52) 53(53-56) 53(53-9): Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Change of Occupancy from Three-Family Dwelling to Multi-Family Dwelling (8 units). Erect rear addition and fourth-story addition. Propose (6) spaces.

Discussion: At the applicant's request, the matter was deferred to the April 7, 2020 Hearing.

Case: BOA-1029623 **Address:** 11 Bradford Street **Ward 3 Applicant:** Nicholas Paolucci
Article(s): 64(64-34) 32(32-4)

Purpose: Change of Occupancy from Two-Family to Single-Family Dwelling. Remove penthouse to construct new stair, head house, and roof deck. Construct new rear bay windows. New kitchen and 2 1/2 bathrooms. New interior partitions, mechanicals, drywall, paint and flooring. Replace Front Windows and Door. New groundwater infiltration. Replace rear siding.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two-family dwelling to a single-family dwelling and to remove existing penthouse and build a new stair, head house and roof deck. The Board noted the BWSC letter of Article 32 compliance was on file.

Board Members asked about the size and location of the head house.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1002790 **Address:** 17-33 Winter Street **Ward 3 Applicant:** Sonder USA, Inc
Article(s): 38(38-18)

Purpose: To change occupancy from Health club, fitness center, stores, offices, adult education center and 27 residential units to Health club, fitness center, stores, offices and thirty-four executive suites. Also, to renovate.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to 34 executive suites.

Board Members asked about the use designation of ‘forbidden’ in the zoning subdistrict. The Board discussed waiting for an opinion from the City’s law department on a separate appeal with respect to executive suites before hearing and voting on the appeal.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for deferral until the law department has issued an opinion on prior appeal regarding executive suites and Kindell seconded and the Board voted unanimously to defer.

Case: BOA-1028892 **Address:** 435-435A Columbus Avenue **Ward 4 Applicant:** Alpine Advisory Services
Article(s): 64(64-34) 64(64-9)

Purpose: Change the use from one store, hall, 3 apartments to One store, 4 apartments. No work to be done existing condition. (work done without permit).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to one store and four apartments.

Board Members asked about the roof deck, location of the fourth unit, basement ceiling height for the commercial space and size of the fourth unit.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with no building code relief and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1028121 **Address:** 170 West Brookline Street **Ward 4 Applicant:** Alpine Advisory Services
Article(s): 64(64-9.4)

Purpose: Add two rear balconies and roof deck. Please reference ALT967865 Cost included in our original cost breakdown.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build two rear decks and a roof deck with a hatch for access. The applicant also requested building code relief to allow for the hatch access instead of a head house.

Board Members asked about the legal occupancy of the dwelling.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA#1028122 **Address:** 170 West Brookline Street **Ward 4 Applicant:** Alpine Advisory Services
Purpose: Add two rear balconies and roof deck. Please reference ALT967865 Cost included in our original cost breakdown. Section 9th 780 CMR 1011 Stairways. 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2. Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m2) in area and having a minimum dimension of 2 feet (610 mm).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build two rear decks and a roof deck with a hatch for access. The applicant also requested building code relief to allow for the hatch access instead of a head house.

Board Members asked about the legal occupancy of the dwelling.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-1023280 **Address:** 130 West Newton Street **Ward 4 Applicant:** Alpine Advisory Services
Article(s): 64(64-9.4) **Purpose:** Adding three (3) decks **Location:** rear of the building - 1st floor - 2nd floor - 3rd floor **Constructing** roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a roof deck with hatch access and three rear decks. Applicant also seeks building code relief for the roof hatch instead of a head house.

Board Members asked how the rear decks will be supported.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA#1023279 **Address:** 130 West Newton Street **Ward 4 Applicant:** Alpine Advisory Services
Purpose: Adding three (3) decks **Location:** rear of the building - 1st floor - 2nd floor - 3rd floor **Constructing** roof deck. **Section:** 9th 780 CMR 1011 Stairways. 1011.12.2 penthouse/headhouse required.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a roof deck with hatch access and three rear decks. Applicant also seeks building code relief for the roof hatch instead of a head house.

Board Members asked how the rear decks will be supported.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1012891 **Address:** 582 East Broadway **Ward 6 Applicant:** Douglas Stefanov
Article(s): 68(68-29) 68(68-8: Floor area ratio is excessive, Height requirement is insufficient, Usable open space requirement is insufficient & Side yard setback requirement is insufficient) 27S(27S-5) 68(68-33)
Purpose: Renovating existing 3 unit building, adding 2 new units for total of 5 units. Add a new top story, headhouse and roof deck. 4 Parking spaces accessible from back.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate and change occupancy to four-unit dwelling and build a roof deck with a head house for access.

Board Members asked about removal of previously proposed fifth unit, visibility of the head house and context of design.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilors Flynn and Flaherty are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and no head house and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1018299 Address: 620-622 East Eighth Street **Ward 7 Applicant:** Mark Terranova and Deanna Terranova

Article(s): 27P(27P-5) 68(68-7) 68(68-33) 68(68-8)

Purpose: Change Occupancy from 2 Family (#2750/2000) to 3 Family by extending into basement and remodeling for the third unit, some electrical, some plumbing work.

Discussion: At the applicant's request, the matter was deferred to the May 5, 2020 Hearing.

Case: BOA-991073 Address: 443 East Seventh Street **Ward 7 Applicant:** Mark Little

Article(s): 68(68-29)

Purpose: Remove existing deck and replace with new deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to remove and replace existing roof deck.

Board Members asked about the number of units in the building and if the deck is for exclusive use.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1026200 Address: 233 L Street **Ward 7 Applicant:** John Shaughnessy

Article(s): 68(68-8: Floor area ratio excessive & Bldg height excessive (feet)) 68(68-29)

Purpose: Increased living space in the basement, addition to the roof of a master bedroom/bathroom, and renovation to each floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space to the basement and build a roof addition to existing three-family dwelling.

Board Members asked about the intended use of the basement space, basement ceiling height and size of the roof addition.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support. Councilor Flaherty is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Deveau seconded and the Board voted unanimously to approve.

Case: BOA-1044130 Address: 218-220 Old Colony Avenue **Ward 7 Applicant:** George Morancy
Article(s): 8(8-7) 13(13-1: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient, Rear yard insufficient & Bldg height excessive (stories)) 23(23-1) 23(23-9)
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

Discussion: At the applicant's request, the matter was deferred to the May 5, 2020 Hearing.

HEARINGS: 10:30 a.m.

Case: BOA-1046569 Address: 152 Hampden Street **Ward 8 Applicant:** Michael Feldman
Article(s): 50(50-32)
Purpose: Proposed outdoor seating for 100 to existing Brewery.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add 100 outdoor seats to existing brewery. Applicant stated current maximum capacity of 120 persons would not change with additional seating.

Board Members asked about the total seating capacity inside, additional parking and hours of operation.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Janey, Flaherty and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for screening and buffering and that maximum capacity be limited to 120 persons for indoor and outdoor seating combined and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-1029311 Address: 7 Woodville Street **Ward 8 Applicant:** Tim Longden
Article(s): 50(50-29: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient & Side yard insufficient) 50(50-43)
Purpose: Erect 3 family residential building on vacant parcel with 3 exterior parking spaces in rear of building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-family dwelling with three parking spaces at 7 Woodville. There is an existing three-family dwelling at 9 Woodville which will share a driveway with 7 Woodville via easement.

Board Members asked if the two dwellings are on separate lots, if a roof deck was proposed and about rear decks.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Janey and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Deveau seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1029309 **Address:** 9 Woodville Street **Ward** 8 **Applicant:** Tim Longden

Article(s): 50(50-29) 50(50-43)

Purpose: Propose Easement between 7 and 9 Woodville Street. There will be a 10 foot wide shared driveway 5 ft on both sides. 3 Parking Spaces. See ERT1016631 for 7 Woodville application.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-family dwelling with three parking spaces at 7 Woodville. There is an existing three-family dwelling at 9 Woodville which will share a driveway with 7 Woodville via easement.

Board Members asked if the two dwellings are on separate lots, if a roof deck was proposed and about rear decks.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Janey and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Deveau seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1000945 **Address:** 17-19 Sunset Street **Ward** 10 **Applicant:** Patrick Mahoney Esq

Article(s): 10(10-1) 59(59-8) 59(59-37) 59(59-38.6)

Purpose: Repave existing four parking spaces and add one new parking spaces in rear yard.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add one parking space to existing four parking spaces and to repave lot.

Board Members asked about the number of units in the building, total number of bedrooms and about buffering.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve. Board Member Ruggiero recused himself from hearing the appeal.

Case: BOA-1029694 **Address:** 35 Brookley Road **Ward** 11 **Applicant:** John Pulgini

Article(s): 55(55-19) 55(55-20: Floor area ratio excessive, Height excessive & Rear yard insufficient) 55(55-40: 55-40.5 off street parking design & Off street parking insufficient)

Purpose: Demo existing structure to erect a new 46 unit residential development.

Discussion: At the applicant's request, the matter was deferred to the May 19, 2020 Hearing.

Case: BOA-1046244 Address: 3305-3307 Washington Street **Ward 11 Applicant:** Timothy Johnson
Article(s): 55(55-40: Off-street parking insufficient & Off-street loading insufficient) 55(55-40.5a) 55(55-41) 55(55-8: Use multifamily dwelling forbidden, Use commercial space forbidden & Use accessory parking forbidden) 55(55-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Combine existing Lot 2257 & Lot 2258 into One 9,378 sq ft Lot. Addition / renovation to create a 4 story Mixed-Use Building. Change Occupancy from Office, One Apartment and Intern Overnight Accommodation to a Commercial space, Multifamily Dwelling (14 Units), and Garage (12 Vehicles). Upper Floor Units will have individual Roof Decks. Building will be fully Sprinklered. Application will require ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to allow for a mixed use building which will add 14 units to existing single unit, with a garage and commercial space.

Board Members asked about capacity of the garage, units sizes, roof decks, head houses, size of commercial space, affordable units and about density concerns.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for deferral and Ruggiero seconded and the Board voted unanimously to defer the matter to May 19, 2020.

Case: BOA-1043023 Address: 3368 Washington Street **Ward 11 Applicant:** Lydia Scott
Article(s): 55(55-20: Floor area ratio is excessive, Height requirement is excessive & Minimum rear yard setback requirement is insufficient) 55(55-19)

Purpose: New construction, mixed use development (multi-family residential, office uses, community center, parking in basement level). 143,761 sf (1-5) + 20,230 sf basement. Demolition of existing 27,000 sf 1-story building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect two buildings; one for 62 moderate and low income units and one for 140 units of supportive housing with commercial space.

Board Members asked about unit sizes, commercial space, micro units, parking and staff on site.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors O'Malley, Essaibi-George and Flaherty are in support, as are BPDA, DND, Carpenters Union, the IAG Committee and an abutting business. An attorney for an abutter spoke in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-1023262 Address: 26-28 Perrin Street **Ward 12 Applicant:** Thomas Rovero
Article(s): 50(50-28) 50(50-29: Floor area ratio excessive, Building height excessive, Usable open space insufficient & Side yard insufficient) 50(50-44)

Purpose: Erect a new 2 1/2 story, 4 Family Dwelling w/3 Bedrooms and 2 full Baths in all 4 Units. Building will be fully Sprinklered. There will be a 4 Car Garage built at-grade behind Dwelling (ERT994197).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four-unit dwelling at 26-28 Perrin Street and erect a four car garage at 26R Perrin Street.

Board Members asked about lot area, unit sizes, building height, side yard setback and building alignment.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and multiple abutters are in support. Councilors Janey and Essaibi-George are in opposition, as are multiple abutters.

Documents/Exhibits: Building Plans, letters of support, petition of support, letters of opposition

Votes: Board Member Ruggiero moved for deferral and Erlich seconded and the Board voted unanimously to defer to May 5, 2020.

Case: BOA-1023265 Address: 26R Perrin Street Ward 12 Applicant: Thomas Rovero

Article(s): 50(50-28) 50(50-29) 50(50-44)

Purpose: Construct a 22' x 38' Four (4) Car Garage behind proposed Four (4) Family Dwelling @ 26-28 Perrin Street (ERT965942).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four-unit dwelling at 26-28 Perrin Street and erect a four car garage at 26R Perrin Street.

Board Members asked about lot area, unit sizes, building height, side yard setback and building alignment.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and multiple abutters are in support. Councilors Janey and Essaibi-George are in opposition, as are multiple abutters.

Documents/Exhibits: Building Plans, letters of support, petition of support, letters of opposition

Votes: Board Member Ruggiero moved for deferral and Erlich seconded and the Board voted unanimously to defer to May 5, 2020.

Case: BOA-1042670 Address: 15 Hinckley Street Ward 13 Applicant: Mark Porter

Article(s): 65(65-9)

Purpose: Extension of living space into the basement; install an office wet bar, enclose laundry room, install new stair between basement and 1st floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space to the basement.

Board Members asked about basement ceiling height.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Baker and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval and Deveau seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1044035 Address: 51 Sawyer Avenue **Ward 13 Applicant:** Dao Construction Inc

Article(s): 9(9-1)

Purpose: Removed existing third floor deck approximately 6' wide by 11' long. Built new third floor deck approximately 11' wide by 11' long.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to repair and extend the third floor deck.

Board Members asked about the occupancy of the building.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. An attorney for the owner of unit 1 of the building spoke in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Fortune seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1033189 Address: 15 Ashland Street **Ward 16 Applicant:** John Roche AIA

Article(s): 15(15-1) 17(17-1)

Purpose: Renovation/extension of an existing non-confirming two family home. Extend living space into the basement and extend dormer on third floor. The building will have a full sprinkler system. FILE IN CONJUNCTION WITH 17 Ashland St. (ALT 1024379).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate and extend living space to the basements and attics of two attached dwellings.

Board Members asked about unit sizes.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Baker and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1033194 Address: 17 Ashland Street **Ward 16 Applicant:** John Roche AIA

Article(s): 15(15-1) 17(17-1)

Purpose: Renovation/extension of an existing non-confirming two family home. Extend living space into the basement and extend dormer on third floor. The building will have a full sprinkler system. FILE IN CONJUNCTION WITH 15 Ashland St- ALT1024376.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate and extend living space to the basements and attics of two attached dwellings.

Board Members asked about unit sizes.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Baker and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1035755 **Address:** 20 Norwood Street **Ward** 16 **Applicant:** Cambridge Street Realty, LLC
Article(s): 25(25-5) 29(29-4) 65(65-15) 65(65-42) 65(65-41) 65(65-16)

Purpose: Seeking to raze the existing structure and erect a eight unit residential dwelling with associated parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-story, eight-unit dwelling with eight parking spaces.

Board Members asked about the zoning subdistrict, the reason for the GPOD violation and about the parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Baker and Essaibi-George are in support, as is an abutter.

Documents/Exhibits: Building Plans, letters of support

Votes: Board Member Ruggiero moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

Case: BOA-1035609 **Address:** 820 William T Morrissey Blvd **Ward** 16 **Applicant:** Out Front Media, LLC

Article(s): 11(11-17) 11(11-16) 65(65-40)

Purpose: The replacement of both sides/faces of existing 48 feet wide by 14 feet high billboard, one side currently static and the other side currently tri-vision, with new digital signage cabinets. The applicant would also replace existing steel structures in kind and change occupancy to include billboard.

Discussion: At the applicant's request, the matter was deferred to the May 19, 2020 Hearing.

Case: BOA-1004006 **Address:** 10R Burr Street **Ward** 19 **Applicant:** Greg Shores

Article(s): 55(55-41)

Purpose: Build a detached 1 car Garage.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a single-car detached garage.

Board Members asked about occupancy of the dwelling and alignment of the garage with the dwelling.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval and Deveau seconded and the Board voted unanimously to approve.

Case: BOA-1043497 **Address:** 4 Hagar Street **Ward** 19 **Applicant:** Peter Vanko

Article(s): 55(55-9: Floor area ratio excessive & Bldg height excessive (stories)) 9(9-1)

Purpose: Extend Unit 3 living space into existing, sprinkled attic. Modify secondary building egress to accommodate new in-unit access to attic space. Modify floor structure to accommodate access. Maintain (2) means of egress from Unit 3.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space of unit three into the attic.

Board Members asked about attic ceiling height.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with no building code relief and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-982785 **Address:** 156 Poplar Street **Ward** 19 **Applicant:** 156 Poplar Street Realty Trust by Anthony J. Ross, Esq

Article(s): 67(67-8) 67(67-9.1) 67(67-9: Lot size requires to erect a new 3 family dwelling is insufficient & Usable open space is insufficient) 67(67-32)

Purpose: Raze existing two-family structure and erect new three unit building.

Discussion: At the applicant's request, the matter was deferred to the April 28, 2020 Hearing.

Case: BOA-1035883 **Address:** 178 Brighton Avenue **Ward** 21 **Applicant:** Leonid Grosman & Marina Grosman

Article(s): 51(51-17) 9(9-1)

Purpose: Unit #4- Legalize the basement Area as additional living space. Renovations to include but not limited to, replace windows and alterations per plans. To Remove violation # V421430 issued 10/18/2018. Include Plumbing and Electrical Works. ZBA.

Discussion: At the applicant's request, the matter was deferred to the May 19, 2020 Hearing.

RE-DISCUSSIONS: 10:30a.m.

Case: BOA-929763 **Address:** 21 Rocky Nook Terrace **Ward** 11 **Applicant:** 18 Robes LLC

Article(s): 55(55-9) 55(55-40)

Purpose: Erect a new Single Family House on newly subdivided Lot, as per plans. See ALT912468 for Lot subdivision. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a single-family dwelling.

Board Members asked about lot frontage and parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Two abutters are in support. Mayor's Office of Neighborhood Services and Councilors O'Malley and Essaibi-George are in opposition, as are multiple abutters.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for dismissal without prejudice and Ruggiero seconded and the Board voted unanimously to dismiss without prejudice.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-985474 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley

Article(s): 53(53-9)

Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.

Discussion: At the applicant's request, the matter was deferred to the July 14, 2020 Hearing.

Case: BOA#985475 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley

Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.

9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairwell width insufficient

9th Edition 780 CMR CHPT 10 - Section 1003.3.1 Protruding objects by beam @ 5'-9 1/4" to include obstructed stair headroom at rear exit way.

9th Edition 780 CMR CHPT 10-Section 1003.2 Ceiling Height insufficient (7' 6" req.)

9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairway landings (1'- 6" proposed)

9th Edition 780 CMR CHPT 10 - Section 1003.6 Means of Egress continuity without obstructions or reduction in width.

9th Edition 780 CMR CHPT 12 - Section 1208.2 Minimum Ceiling heights (proposed 6'-6.5")

Discussion: At the applicant's request, the matter was deferred to the July 14, 2020 Hearing.

Case: BOA-1024770 **Address:** 130 Everett Street **Ward 1 Applicant:** 130 Everett Street, LLC

Article(s): 53(53-56) 27T 53(53-56.5) 53(53-8) 53(53-9: Insufficient additional dwelling area per dwelling unit - 1000sf/unit req., Excessive F.A.R. - 1.0 max, # of allowed stories exceeded - 3 story max (4 story proposed), Insufficient side yard setback (No penetrations allowed <3' from lot line), Insufficient rear yard setback - 40' req., Insufficient open space per unit & Allowed height exceeded - 35' max)

Purpose: Erect vertical addition, renovate and change occupancy to a 5 unit residential dwelling with parking for 2 vehicles.

Discussion: At the applicant's request, the matter was deferred to the April 7, 2020 Hearing.

Case: BOA-818471 **Address:** 97 Salem Street **Ward 3 Applicant:** 97 Salem Street Realty Trust

Article(s): 54(54-18) 54(54-21)

54(54-13: open space insufficient, Rear yard insufficient & Floor area ratio ex-cessive)

Purpose: To change occupancy from one real estate office to one retail space and 9 residential units. Also to erect a five story addition above the existing one story building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to one retail space and four dwelling units and build a five-story addition.

Board Members asked about reductions in violations due to reduced unit count, unit sizes and bedroom counts, if the building would have an elevator and about shadow impacts.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flaherty are in support, as are multiple abutters. Councilors Edwards and Essaibi-George and State Representative Aaron Michlewitz are in opposition, as are an attorney for an abutter and multiple abutters.

Documents/Exhibits: Building Plans, letters of support, letters of opposition

Votes: Board Member Erlich moved for approval with BPDA design review and Ruggiero seconded and the motion failed to carry, 4 to 3. Board Members Fallon, Deveau and Kindell voted in opposition.

Case: BOA-913646 Address: 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services-
****Withdrawn Letter Received****

Article(s): 68(68-29) 68(68-7.2) 68(68-8: Insufficient additional lot area per unit, Excessive F.A.R. & Insufficient usable open space per unit)

Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 5 units. Rehabilitation of 5 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy.

Discussion: The applicant requested to withdraw the appeal for zoning relief.

Votes: Board Member Fortune moved for denial without prejudice and Ruggiero seconded and the Board voted unanimously to deny without prejudice.

Case: BOA#913653 Address: 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services-
****Withdrawn Letter Received****

Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 5 units. Rehabilitation of 5 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy. Section 9th Edition 780 CMR CHPT 10 Chapter 10. Section 1031 Emergency escape window required within the basement bedroom located below grade.

Discussion: The applicant requested to withdraw the appeal for zoning relief.

Votes: Board Member Fortune moved for denial without prejudice and Ruggiero seconded and the Board voted unanimously to deny without prejudice.

Case: BOA-1026277 Address: 387-397 Dudley Street **Ward 8 Applicant:** Vila Nova Apartments Inc
Article(s): 50(50-41) 50(50-20: Footnote 2 Section 50-40 1. Street wall continuity, Footnote 2 (Section 50-40) 2. (a) Display area window regulations 60% 2 @ 3'x8' above grade-per request/conditional, Insufficient open space, Insufficient rear yard, Max allowed height exceeded & Excessive F.A.R.) 50(50-19: Residential use on first floor - conditional, Basement floor residential accessory use laundry facility - conditional & Basement floor residential accessory use community room - conditional) 50(50-43: Insufficient commercial parking, Insufficient residential parking & Insufficient loading area)

Purpose: Add 583 sf Parcel B from adjacent Parcel 0802718000 at 383 Dudley Street to this existing Parcel 0802719000. Erect new 5 story mixed use building per plans. New building to be known as 387-397 Dudley Street. Occupancy to be 24 Residential units and 1,894 SQ FT of Core Shell, Raze existing building under separate building permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 24 unit, mixed use building on resized lot known as 387-397 Dudley Street and renovate 9 unit mixed use building on resized lot known as 375-385 Street.

Board Members asked about commercial space, unit breakdown and sizes and roof decks.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Janey are in support, as are the Carpenters Union, DND and multiple abutters. A neighborhood association was in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1026276 Address: 383-385 Dudley Street **Ward 8 Applicant:** Vila Nova Apartments Inc
Article(s): 50(50-20)

Purpose: Subdivide lot. Take 583 sf from this 1983 sf Parcel 0802718000, resulting in a revised Parcel 0802718000 now totaling 1400 sf. Add the 583 sf to the 7117 sf of existing Parcel 0802719000 at 387-397 Dudley Street which will now total 7700 sf for ERT1005883 (5 story/24 units and 1 core shell retail).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 24 unit, mixed use building on resized lot known as 387-397 Dudley Street and renovate 9 unit mixed use building on resized lot known as 375-385 Street.

Board Members asked about commercial space, unit breakdown and sizes and roof decks.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Janey are in support, as are the Carpenters Union, DND and multiple abutters. A neighborhood association was in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1026279 Address: 375-385 Dudley Street **Ward 8 Applicant:** Vila Nova Apartments Inc.
Article(s): 50(50-20)

Purpose: Combine lot and building with lots and buildings at 379-381 Dudley and 383-385 Dudley Street. The resulting lot will total 4946 sf. (See Alt 1005934 and 1005939). The resulting building to be known as 375-385 Dudley Street. Renovate building per plans with one sprinkler system and one fire alarm system.
*Subject to ZBA approval on Alt to Subdivide #383-395 to give 583SF to lot 387-397 under ERT1005883, then, in accordance with this application Combine remainder of lot with lot #'s 379-381 and 375-385 Dudley to include changing legal record to change occupancy from 3- 3 family/with commercial to a 9 units dwelling(MFR), store(existing), salon(existing) and tailor shop(existing).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 24 unit, mixed use building on resized lot known as 387-397 Dudley Street and renovate 9 unit mixed use building on resized lot known as 375-385 Street.

Board Members asked about commercial space, unit breakdown and sizes and roof decks.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Janey are in support, as are the Carpenters Union, DND and multiple abutters. A neighborhood association was in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1015325 Address: 16-18 Playstead Road **Ward 13 Applicant:** Julie Simmons
Article(s): 65(65-8) 65(65-9): Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Building height (# of stories) excessive & Side yard insufficient) 65(65-41)
Purpose: Change Occupancy from a Two (2) Family Dwelling to a Three (3) Family Dwelling. Renovate existing Building on all Floors. New Kitchens and Bathrooms. Insulate Building. Expand dormers on 3rd

Floor. Add a new Rear Deck to the 3rd Floor. Upgrades to HVAC & MEP systems. Building will be fully Sprinklered.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two-family dwelling to three-family dwelling with addition of third unit in the attic.

Board Members asked about size of the third unit, floor area ratio and egress from the third unit.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval and Kindell seconded and the Board voted unanimously to approve.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH
JOSEPH RUGGIERO

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR
NADINE FALLON
EDWARD DEVEAU

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority

For a video recording of the March 10, 2020 Board of Appeal Hearing please go to: https://www.cityofboston.gov/cable/video_library.asp